

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 ECCLES CLOSE MILL PARK VIC 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Mill Park

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/15 BLUEBELL DRIVE EPPING VIC 3076	\$565,000	07-Feb-26
72A MCDONALDS ROAD EPPING VIC 3076	\$545,000	13-Dec-25
86A MCDONALDS ROAD EPPING VIC 3076	\$545,000	14-Nov-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 24 February 2026

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1/15 BLUEBELL DRIVE EPPING VIC 3076

Sold Price

^{RS}

\$565,000

Sold Date **07-Feb-26**

 2

 1

 1

Distance

0.6km



72A MCDONALDS ROAD EPPING VIC 3076

Sold Price

\$545,000

Sold Date **13-Dec-25**

 2

 1

 1

Distance

1.91km



86A MCDONALDS ROAD EPPING VIC 3076

Sold Price

Sold Date **14-Nov-25**

 2

 1

 1

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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